

First Mortgage on Real Estate
GREENVILLE CO. S. C.

Aug 22 9 46 AM '72

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

BOUTON & BOUTON, ATTORNEYS
211 PETTIGRU STREET
GREENVILLE, S. C. 29601

And the undersigned do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the files of the Clerk of the Court of the County of Greenville, South Carolina.
BY *[Signature]*
Clerk of Court

FILED
GREENVILLE CO. S. C.
SEP 1 1972
2 32 PM '72
CLERK OF COURT

TO ALL WHOM THESE PRESENTS MAY CONCERN, I, *[Signature]* (hereinafter referred to as Mortgagor) SEND(S) GREETING

*Cancelled
Dennis S. Lankford
1972*

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Seventeen Thousand Two Hundred Fifty and No/100-----DOLLARS

(\$17,250.00-----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty (30)----- years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, at the northwesterly intersection of Brookmere Road and Cloverdale Lane, being shown and designated as Lot No. 37, on plat of Section No. 2, Bellingham, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Page 79, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Brookmere Road, joint front corner of Lots Nos. 37 and 38, and running thence with the westerly side of Brookmere Road, S. 3-06 E. 68.2 feet to a point at the northwesterly intersection of Brookmere Road and Cloverdale Lane; thence with said intersection S. 38-33 W. 37.4 feet to a point on the northerly side of Cloverdale Lane; thence with the northerly side of Cloverdale Lane S. 80-11 W. 132.0 feet to an iron pin, joint corner of Lots Nos. 36 and 37; thence with the joint lines of said lots, N. 0-11 W. 128.9 feet to an iron pin, joint rear corner of Lots Nos. 37 and 38; thence with the joint lines of said lots, S. 86-38 E. 150.4 feet to the point of BEGINNING.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.